

Nantgwyn Farm

Newbridge-On-Wye





Sunderlands

Residential Rural Commercial

NANTGWYN FARM

A superb farming unit situated in the heart of Radnorshire

84.57 Acres | 4 Bedroom Farmhouse |
Extensive Grazing Rights | Stone Barn
with Development Potential | Range of
Agricultural Outbuildings

*Newbridge-On-Wye 2.6 miles
Llandrindod Wells 7 miles
Builth Wells 8.2 miles
Rhayader 10.5 miles
Hereford 45.8 miles
Cardiff 67 miles*

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INTRODUCTION

The sale of Nantgwyn represents a terrific opportunity to acquire a traditional upland farm extending to approximately 84.57 acres (34.23 hectares) of mostly clean pastureland benefiting from extensive common grazing rights. The farmstead is equipped with a delightful four-bedroom farmhouse, traditional stone barns, and a range of modern agricultural outbuildings. This sale provides the chance to attain a farming enterprise in a renowned livestock area that offers further exciting diversification opportunities.

Nantgwyn is set within the midst of the Radnorshire countryside, only a short distance away from the nearest village of Newbridge-On-Wye and within 20 minutes of both Llandrindod and Builth Wells. Newbridge-On-Wye is a popular village set equidistant between Builth Wells and Rhayader on the A470. It offers good basic amenities in the form of a village primary school, village shop, post office and public houses. More comprehensive facilities are found in the regional towns of Builth and Llandrindod Wells where there is a choice of supermarkets, convenience stores, general amenities, and state school education.

THE FARMHOUSE

The Farmhouse is found in an immaculate condition and near the southern boundary of the holding set aside from the agricultural operations. The property is set off a minor no through road, which separates the residential property from the agricultural outbuildings. The ground floor has the benefit of a kitchen equipped with base and wall units, shower room/WC, utility room, pantry, dining room, office/study, and large living room. Upstairs the accommodation comprises of three double bedrooms, one single bedroom and family sized bathroom. The house is of traditional stone construction, is kept in an immaculate condition, enjoys stunning views to the south-east and benefits from a pleasant lawned area to the front, side, and rear.

Ground Floor Accommodation:

Porch (3.40m x 2.50m)

Shower Room (3.40m x 1.13m)

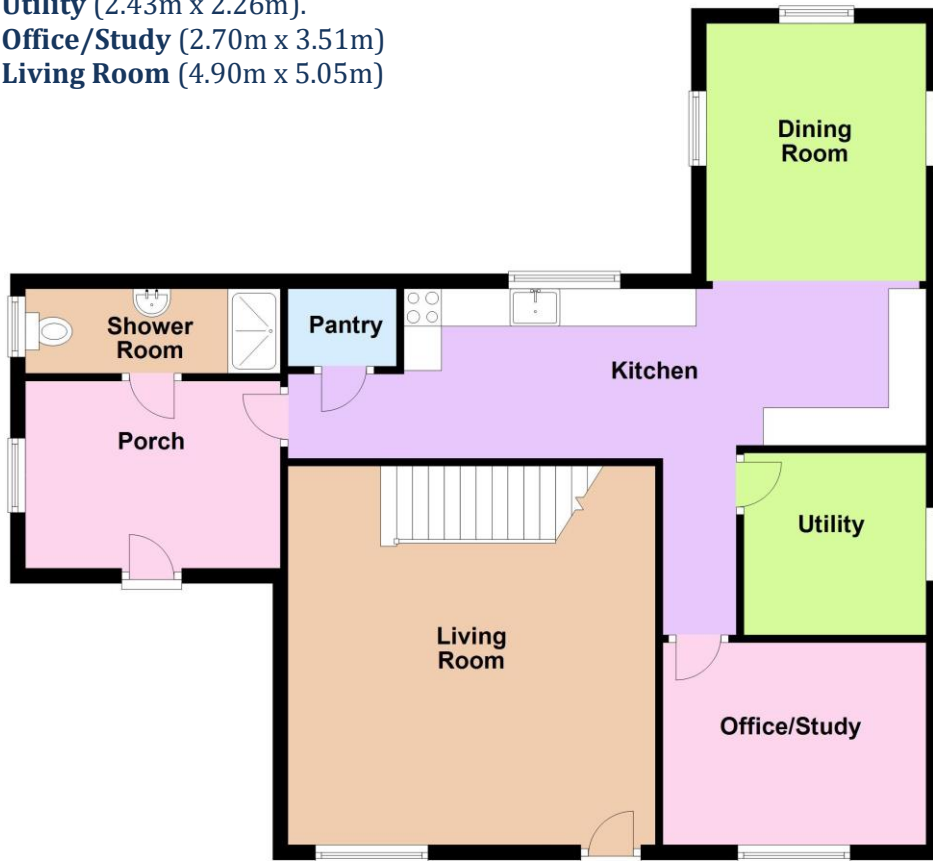
Kitchen (9.20m x 2.09m including pantry)

Dining Room (2.93m x 3.44m)

Utility (2.43m x 2.26m).

Office/Study (2.70m x 3.51m)

Living Room (4.90m x 5.05m)



First Floor Accommodation:

Landing Area

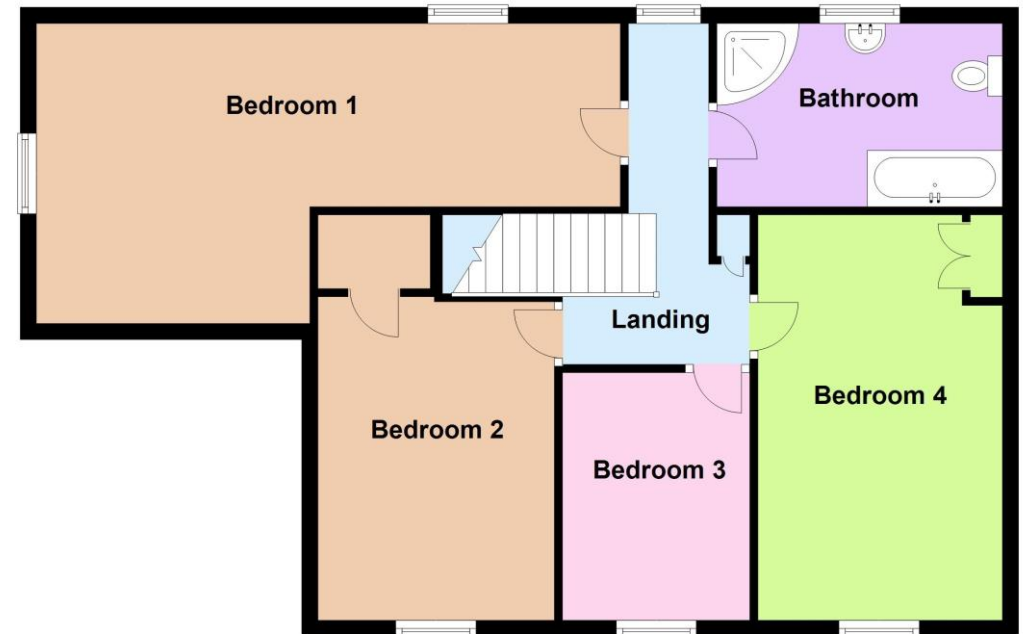
Bedroom One (7.54m x 3.67m max)

Bedroom Two (3.96m x 2.94m)

Bedroom Three (2.33m x 3.08m)

Bedroom Four (5.04m x 3.06m)

Bathroom (3.55m x 2.09m)





THE OUTBUILDINGS

Nantgwyn is equipped with an extensive range of modern portal frame livestock buildings and two adjoining Stone Barns that offer significant development potential subject to relevant planning consents. Surrounding the agricultural outbuildings are concrete and stoned yard areas, and an outdoor slurry store with a concrete base.

Barn (1) (6.47m x 14.72m)

Stone barn under a pitched roof. Adjoining Barn 2.



Barn (2) (5.76m x 7.68m)

Stone barn under a pitched slate roof.



Sheep Shed (11.93m x 37.94m)

Very useful 9-bay steel framed building with concrete passageway. This building benefits from concrete panel walls and lies under a fiber cement roof. Served by private water and electricity.

Adjoining Silage Pit (5.60m x 31.5m)

Steel framed, concrete floor and covered by a fiber cement roof. Concrete panel walls.

Adjoining Cattle Shed (8.87m x 31.5m)

Substantial 7-bay steel framed building with concrete floor throughout. Walls are of concrete panels and breeze blocked construction with a fiber cement roof. Equipped with internal cattle barriers. Served by private water and electricity.



Adjoining Former Stables (4.64m x 9.0m)

Stone built building under a pitched slate roof. Floor in the one stable is of cobbled stone with the other being concrete. Potential for diversification projects subject to relevant planning consents.

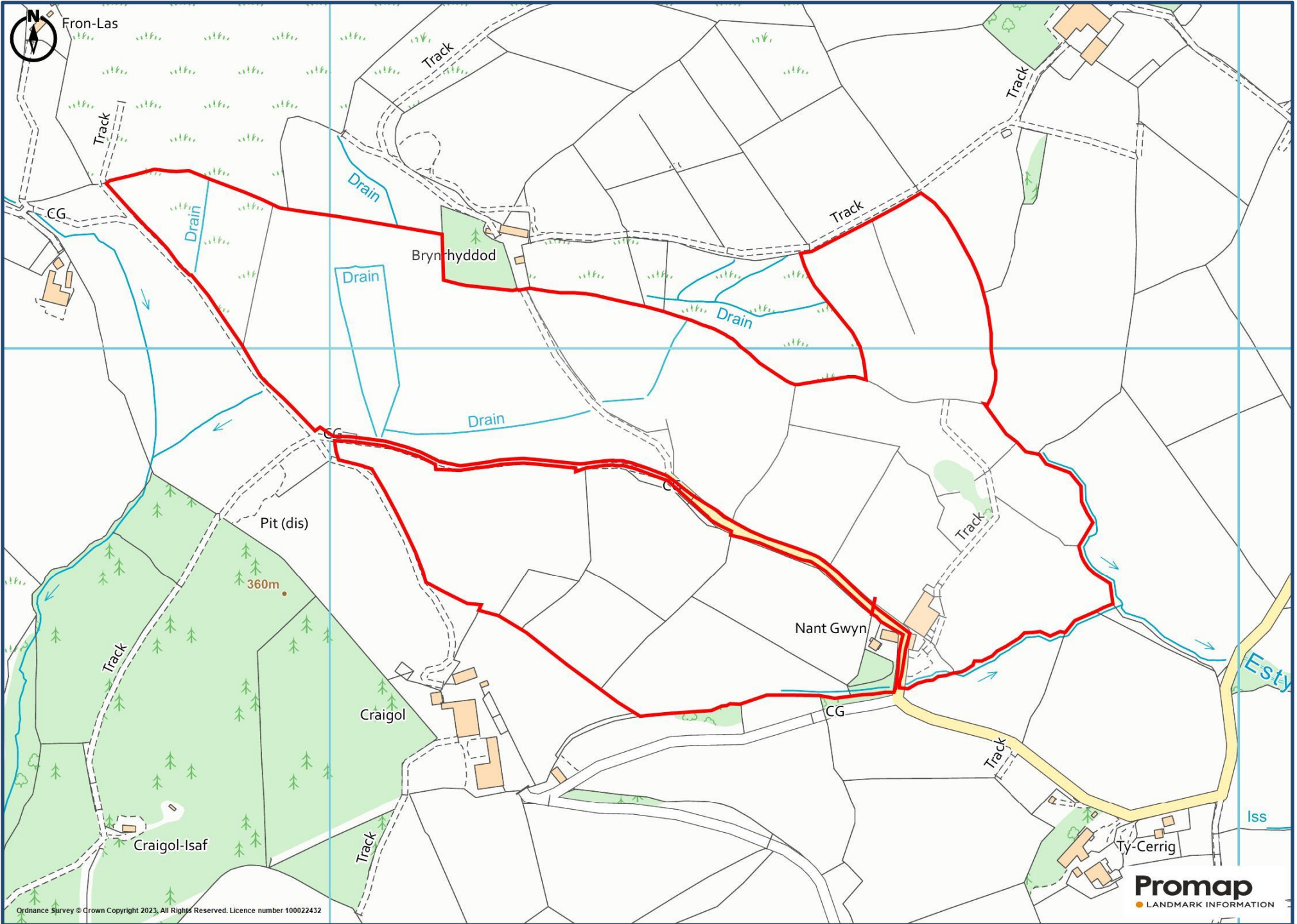


THE LAND

The farmland extends to a considerable 84.57 acres (34.23 hectares) that comprises of predominantly permanent pasture that is split into conveniently sized enclosures for the ease of stock management and rotational grazing/cropping. The land is ideally suited to producing good quality fodder crops but in recent years has mainly been utilised for grazing and producing hay and silage.

The land is set in two separate blocks, severed by a minor no through road. Approximately 60.71 acres (24.57 hectares) lies to the North of this road, with a further 23.86 acres (9.66 hectares) set to the South. The farmland appears to be in good heart with the boundaries and fences stock proof. The majority of the field parcels are gently undulating. The land benefits from extensive common grazing rights, amounting to 200 sheep.







LAND SCHEDULE

Field No	Approx. Acreage
8612	4.1
1099	19.87
1680	8.23
3003	3.90
3375	6.80
3897	5.26
4065	4.67
5072	4.15
5284	3.90
6178	3.63
6389	4.35
6405	7.83
7577	7.54

TOPOGRAPHY

The land lies at around 300 meters above sea level.

GRAZING RIGHTS

We are informed that there are grazing rights on the adjoining Llysdinam Hill for 200 Sheep, 1 Pony or Beast equals 6 Sheep.

SERVICES

We are informed that the farmhouse is served by private water, private drainage with mains electricity and oil central heating. The outbuildings are served by mains electricity and private water.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Nantgwyn Farmhouse – Tax Band “G”
Local Authority Powys County Council

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are available by separate negotiation.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.
Contact Tel: 01497 822522

Office opening hours:
Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.
Out of hours contact:
Rory Matthews 07983 465 226
r.matthews@sunderlands.co.uk or
Matthew Nicholls 07811 521 267
m.nicholls@sunderlands.co.uk

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's

surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

HEALTH & SAFETY

This is a fully working farm estate, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

EPC RATING

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

